PAUL CARR Estate Agents Sales & Lettings

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Rocky Lane, Great Barr
Birmingham, B42 1NL

Offers Over £330,000

Great Barr

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This heavily extended three bedroom semi-detached home offers a fantastic opportunity for families looking for a spacious, modern property in a convenient location, close to local amenities, excellent transport links and just a short walk from the train station.

The property is modern and well presented throughout and is approached via a front driveway providing parking for two cars. Inside, a welcoming reception hall leads into a spacious lounge, while to the rear is the standout feature of the home — a fabulous extended modern dining kitchen with ample storage units and plenty of space for both dining and entertaining, creating the perfect hub for modern family life. There is also the added benefit of a useful downstairs shower room.

Upstairs, there are three good sized bedrooms, comprising two double bedrooms and a generous single room. A further staircase leads to a useful loft room, offering a range of potential uses depending on your needs.

Outside, the rear garden also benefits from a fantastic garden room, providing another highly versatile space that could be used as an additional sitting room, home office, games room or even its very own man cave, while also offering useful additional storage. With its generous accommodation, modern finish and flexible living spaces, this is a superb family home that really needs to be viewed to be fully appreciated.

Call today to arrange your viewing and see everything this impressive home has to offer.



















Property Specification

HEAVILY EXTENDED THREE BEDROOM SEMI-DETACHED HOME
FANTASTIC FAMILY HOME
MODERN AND WELL PRESENTED THROUGHOUT
FABULOUS EXTENDED DINING KITCHEN
SPACIOUS LOUNGE

Reception Hall

Lounge 8.05m (26'5") max into bay x 3.03m (9'11")

Lounge 3.91m (12'10") max x 3.03m (9'11")

Extended Dining Kitchen 5.78m (19') x 4.37m (14'4")

Utility Area 4.54m (14'11") x 2.87m (9'5")

Garden Room 4.95m (16'3") x 3.18m (10'5")

Bathroom 2.02m (6'8") x 1.59m (5'3")

Landing

Bedroom 1 4.06m (13'4") into bay x 2.89m (9'6")

Bedroom 2 3.08m (10'1") max x 3.03m (9'11")

Bedroom 3 2.51m (8'3") x 1.79m (5'10")

Bathroom 2.09m (6'10") x 1.79m (5'10")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

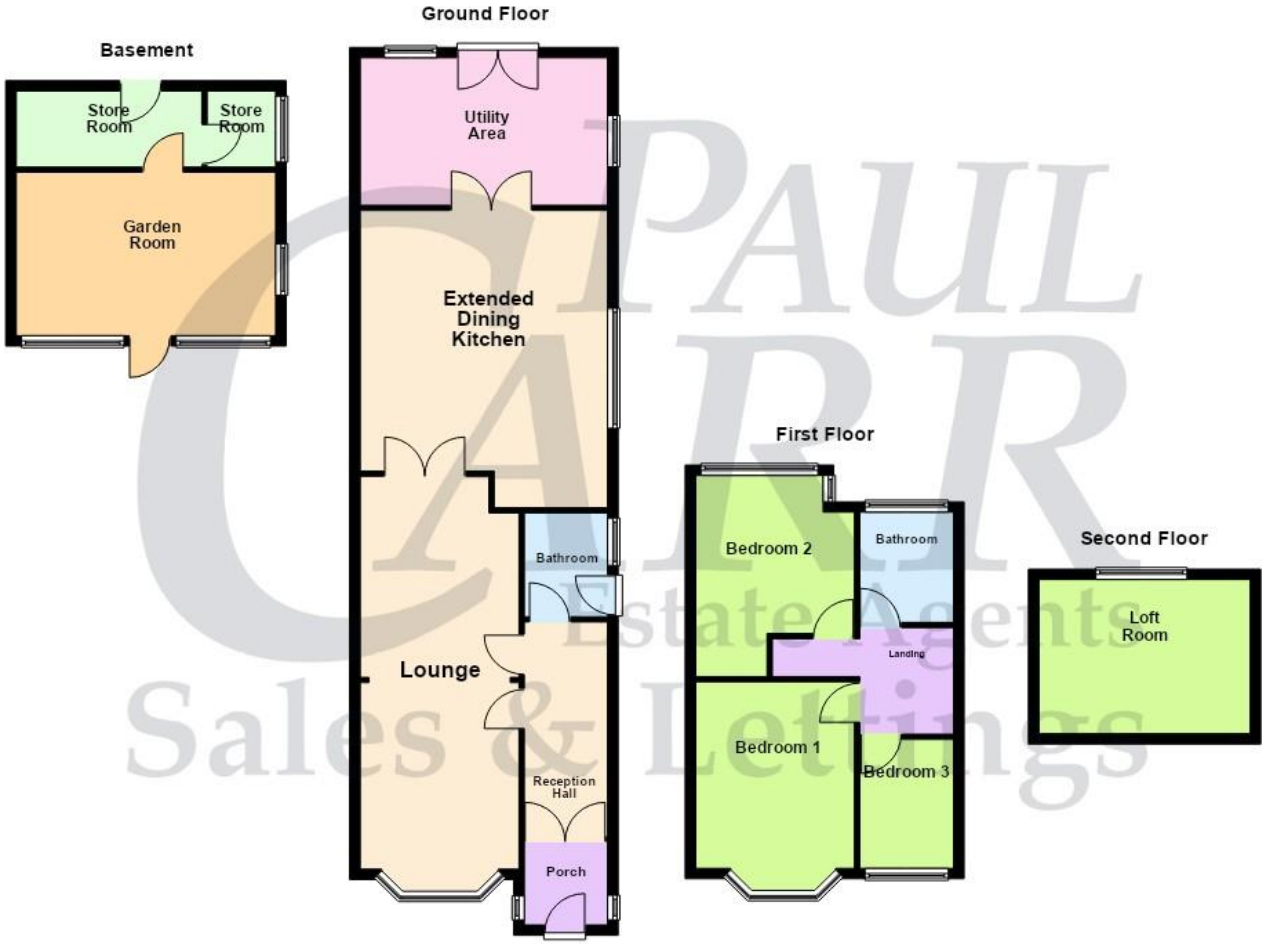
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £57 including VAT) applies which covers the cost of **obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.**

Viewer's Note:

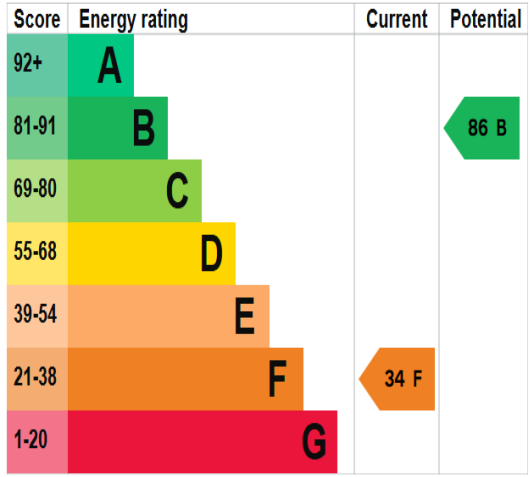
Services connected: Electric, gas, water, mains drainage
Council tax band: B
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating



Map Location



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OnTheMarket.com
rightmove.co.uk The UK's number one property website
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